FALL TRADING 18 BEGINNING EARLY AND WITH A RUSH.

More Tenements, Flats and Vacant Sites Are Changing Hands Than in Any Preceding Year-There Is Little Sale, However, for Other Kinds of Realty.

The active brokerage season is undoubtedly beginning unusually early this fall. As a rule, the period of summer quiet in the realty market extends through the month of September and well into October. During the last fortnight, however, trading has increased rapidly in volume. More sales are reported at the present time than was the case a year ago, more money is being loaned on real estate, and more new buildings are being projected.

Meanwhile, business has shown little tendency to extend to new classes of property. So far as Manhattan is concerned, it remains almost wholly confined to the fat and tenement districts, where it affects both improved and unimproved realty. The current movement is similar in general character to that of last spring, when the condition of the mortgage loan market procluded dealings in high priced property. For several months now tir mortgage loan market has hardly stood in the way of a guadual resumption of activity in financial, mercantile, apartment hotel and apartment house properties. The big lending institutions are, as a matter of fact, making active efforts to put out money. During the past month insurance companies, banks, and trust companies loaned four times as much capital on realty as in September of last year. But most of their mortgage investments went to the flat and tement districts.

The restricted character of current trading is shown by the fact that, while not fewer than 130 private sales were reported in the course of last week, only one high grade apartment house, one factory and two mercantile properties changed ownership. The purchase of the northeast corner of Broadway and Great Jones street by a builder for improvement with a modern loft building; the sale of 414 Broadway, adjoining the southeast corner of Canal street and the sale of the Swannanoa apartment house at Union Square were the only important deals in the entire list of last week's transactions which did not affect flats, tenements, dwellings or inexpensive build-

ing sites.

The new loft building proposed for the Broadway corner is the first improvement projected in that thoroughfare between Bond and Fourteenth street in the last two years, excepting, of course, the Wanamaker store. Mercantile property is, on the whole, well rented, and there seems to be no longer any reason why builders should not resume operations on a normal should not resume operations on a normal scale in the dry goods sections. Renting conditions are not just now favorable in the financial and apartment hotel districts. But lofts and high grade apart-ment houses would seem to be in sufficient demand to encourage construction work

in these classes of housing.

Until recently the strike in the building industry has, indeed, been a deterrent factor. But the strike is now practically over. Most of the old unions have come to terms with the employers, and the others have been displaced by new unions organized. with the employers, and the others have been displaced by new unions organized at the instance of the Building Trades Em-ployers' Association. The complete vic-tory won by the employers assures settled labor conditions in the building industry for some time to come, and the field for profitable enterprise in fireproof con-struction is once more open to big inves-tors and operating realty companies.

tors and operating realty companies.

Whatever the reasons, current trading gives little if any actual proof of a returngives little if any actual proof of a return-ing movement in downtown property. The obvious influences which checked the great demand for high priced realty a year or more ago have largely disappeared. Brokers have for some time looked forward Brokers have for some time looked forward to a restoration of the market for gilt edged real estate. This expectation has so far remained unrealized. Meanwhile it is far too early to attempt to forecast in detail the character of the fall trading, which is

just beginning to develop. All that can be said with any degree of certainty is that the extraordinary move-ment, supported by investors as well as professional operators in the flat and teneprofessional operators in the flat and tene-ment districts will continue, and that it will probably be maintained on a larger scale than ever before. This movement now exceeds anything of the kind which the city has hitherto experienced. Dur-the last nine months more conveyances in Manhattan and The Bronx have been recorded in the Register's Office than in the whole of any proceeding year, except 1903, when 18,772 deeds were placed on

against 14,509 in the corresponding period of the record year, 1903.

The bulk of the increase has been in the Borough of The Bronx and in the uptown flat and tenement districts of Manhattan. The current realty movement, while concerned in a general way with the same classes of property as that of last year, differs from it in important particulars. It includes a far greater proportion of building sites, taken in an entirely new section, namely the Dyckman tract, and section, namely the Dyckman tract, and embraces a larger number of deals on the West Side and on Washington Heights. During the first half of the present year at house construction in Manhattan did not come up to expectations. Since then builders have been increasingly active uptown, and the year as a whole will show a greater output of flats than any other the new tenement house law went into effect. It is in The Bronx, however, that the greatest increase of building is The amount of capital invested in new construction there has risen \$5,012,000 in the first nine months of to \$15.875.000 in 1904. It goes without saying that both in Manhattan and in The Bronx the larger part of the building is in territory opened up by the rapid transit

Private Sales.

MADISON AVENUE.—Duff & Conger have sold to Mandel & Kinzler for the Dengler estate the five story four family house at No. 1483 Madison avenue, on lot 25.6x112. RROADWAY.—John C. Rodgers is reported to have sold the rest of the block bounded by Broadway, Muskoota street, Spuyten luyil Creek and the Harlem Ship Canal. He recently sold a small parcel at the intersection of the canal and Broadway to the New York Central Railroad, to be used as a site for the new Kingsbridge station. MISTERDAN AVENUE.—Duff & Brown have sold for William J. Farrell to Meyer Bros the southeast corner of Amsterdam avenue and 147th street, a five story flat,

FORTY-FIRST STREET.—Reid & Murphy sold for Yetta Gross to Oscar Schneidenbach No. 331 East Forty-first street, a three story and basement brownstone

three story and basement brownstone dwelling, on lot 20x98.9.

AMSTERDAM AVENUE.—Thomas & Son have sold for Mrs. A. B. Halderman to llenry Martens No. 1770 Amsterdam avenue, a five story flat, on lot 25x100. 131ST STREET. Goodwin & Goodwin have sold for Milton C. Henley No. 574 West 131st Street, a five story triple flat, on let 25x99.11. 103D STREET John P. Valentine of the STREET John P. Valentine of the Marivne Resity Company has sold, through Charles II. Easton & Co., to Irving Julius the plot, 42.10x100.11, on the south side of 103d street, 114 feet west of Columbus avenue. The buyer will erect a six story flat on the site.

on the site.

LIGHTH AVENUE,--L. J. Phillips & Co. have sold for Helen S. Schaff to Leonard Well the five story flat, on lot 25x100, on the cast side of Eighth avenue, 49.11 feet south of 148th street. Mr. Well now controls 148th street. Mr. Weill now controls block front between 147th and 148th Math Street,—Mary R. Bennett has sold No. 287 West 147th street, a five story flat, on lot 25x99.11.

Avenue A. Eleonard Weill has sold No. 1427 Avenue A. a lot 25x100, with foundation, to John Bohaty, who owns adjoining property.

tion, to John Bohaty, who owns adjoining property.

148TH STREET.—Louis Less has sold the plot. 75x99.11, on the north side of 148th street. 75x99.11, on the north side of 148th street. 75x feet east of Eighth avenue, to a builder for improvement with two six story apartment houses.

SHERMAN VAYENUE. John Const.

record. During the last nine months 17,671 conveyances have been filed, as against 14,509 in the corresponding period

MONDAY, OCT. 3.

ord avenue, southwest corner 147th street.

By James L. Wells.

137th street, No. 717, north side, 554.2 east Willis avenue, 16.8x100, three story brick dwelling; L. E. Wallace vs. A. M. Scherding et al; Hamilton & B., attorneys; M. S. Gulterman, referee; due on judgment, \$7,606.82; subject to taxes, &c., \$344.1

By Parish, Fisher, Mooney & Co.

Third avenue, No. 4032 to 4098, northeast corner 17th street, \$9.10x100x98.4x100, three five story brick tenements; Title Guarantee & Trust Company and another vs. S. M. Anderson et al; Fletcher, McC. & B., attorneys; C. W. Hartridge, referee; due on judgment, \$37,108.59; subject to taxes, &c., \$282.73.

WEDNESDAT, OCT. 5.

By Hryan L. Kennelly.

By Bryan L. Rennelly.

Stanton street, Nos. 83 and 87, southwest corner of Orchard street, 78.8x75, three six story tenements and stores; executor's sale.

Norfolk street, Nos. 156 and 158, southeast corner of Stanton street, 50x57, six story tenement, with stores; executor's sale.

Eighty third street, No. 68, south side, 90 feet west of Park at new. 18x102.2, four story stone front dwelling; executor's sale.

Queens county: Dodge avenue, northwest corparer of Ocean avenue, Oceanus Park, Rockaway Beach, a plot, 50x155; one half interest: executor's sale; estate of Jacob Cohen, deceased.

Fortieth street, No. 252, south side, 241.8 feet partieth street, No. 252, south side, 241.8 feet administrator's sale.

By S. De Walltearss.

148th street, south side, 100 feet west of Seventh

BOROUGH OF QUEENS—SALE OR RENT. BOROUGH OF QUEENS—SALE OR RENT.

CITY REAL ESTATE

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by buying Land in the magnificent up to-dae town alls of 2,000 lots, with city improvements, offered for short time only at one-third their market value. THE REMAINDER ARE NOT FOR SALE AT ANY PRICE. ONLY HALF HOUR PROB HERALD SQUARE BY East Elmhurst, L. I.

BANKERS' LAND & MORTGAGE CORPORATION

887 MANHATTAN AVE., BROOKLYN, N. Y. TO REACH EAST ELMHUBST, L. I., from New York, take 54th or 22d st. ferry. Take trolley marked Plushing via Jackson ave., ride 20 minutes to DeWitt st. walk two blocks to Astoria and Flushing road. From Brooklyn via all trolley lines transferring to North Beach lines, getting off at Junction ave and Astoria and Flushing road.

sold the northwest corner of Sherman avenue and Academy street, a plot 50x100.

CITY REAL ESTATE.

avenue and Academy street, a plot 50x100.

123D STREET—Clement H. Smith has sold for a Mrs. Van Dohlen to a Mr. Mangels Nos. 418 and 420 East 123d street, two four story flats, on plot 50x100.11.

WEST END AVENUE—Aaron Aaron has sold to Herman Levy the five story double flat No. 208 West End avenue, on lot 25x100.

SIXTIETH STREET—The Yorkville Realty Company has sold to Simon Lefkowitz the eight six story tenements Nos. 403 to 411 East Sixtieth street, on plot 200x100.5.

SEVENTH STREET—Herman Simon has SEVENTH STREET—Herman Simon has bought from Caroline Watt and Amelia Hall Nos. 184 and 166 Seventh street, old buildings, on plot 40x00.10. SEVENTH STREET.—Weil & Mayer have sold to C. M. Slegel No. 189 Seventh street, a four story tenement, on lot 22x00.

150TH STREET.-H. Isenburn has bought a dwelling, on plot 50x119, on the north side of 150th street, 150 feet west of Courtlandt avenue. PROSPECT AVENUE,—William T. Hookey has sold the northwest corner of Prospect avenue and 168th street, a plot of six lots, to Otto Schwarzler, who will erect five story flats.

story hats.
DEN AVENUE.—R. I. Brown's Sons have sold for Leng E. Major a plot of four lots on Eden avenue, corner of Walnut street, The Bronx.

The Bronx.

RONX.—A. Shatzkin & Sons have sold to E. Margolin a lot on the north side of 216th street, east of 8th avenue; to H. Lapkin, a lot on the east side of White Plains avenue north of 240th street, and to A. Marino a lot on the south side of 214th street, east of White Plains avenue.

Miscellaneous. J. Silverstein is the buyer of the plot, 125x 199,10, on 146th and 147th streets, 100 feet west of Seventh avenue, sold by William A. Martin and Solomon L. Kay.

The Lucerne, a new twelve story apartment hotel at 201 West Seventy-minth street, has just been comfleted, and was opened to the public yesterday under the management of James Runciman. The hotel is within 300 feet of a subway station, and has 130 suites of one or more rooms.

Pease & Elliman reports the following lenses; No. 10 East Fifty-fourth street for Mrs. Benjamin Ali Haggin to John C. Latham; No. 119 East Thirty-fifth street, for Mrs. F. J. Byrnes to Miss C. T. Mitchell, No. 52 Park avenue, for Potter estate to Edmund Q. Trowbridge, No. 705 Park avenue, for Charles T. Barney to Mrs. W. H. Gilder; No. 29 West Thirty-seventh street, for Mrs. A. B. Harris to Mrs. A. E. Colby; No. 13 Park avenue, for Mr. Charles A. Peabody to Col. George R. Dver; No. 14 East Seventy-secon affect, for Mr. M. H. Tailer to Mr. Anson W. Hard: No. 833 Madison avenue, for Mr. George G. Mocre to Mr. Frederic J. de Peyster, No. 118 East Twenty-fifth street, for Mrs. Rooms P. Eldridge to Mr. Treadwell Cleveland, and No. 115 East Seventy-second street, for Mrs. Honding No. 115 East Seventy-second street, for Mrs. Roomer of No. 116 East Seventy-second street, for Mrs. Thomas P. Eldridge to Mr. Treadwell Cleveland, and No. 115 East Seventy-second street, for Mrs. Thomas P. Eldridge to Mr. Treadwell Cleveland, and No. 115 East Seventy-second street, for Mrs. Thomas Society a population of the Hotel Cadillac, Broadway and Forty-third street, for Messner & Co., to Wallick Brothers, formerly proprietors of the Hotel Jefferson, Toledo, Ohio, for \$112,000. Wallick Brothers, formerly proprietors of the Hotel Jefferson, Toledo, Ohio, for \$112,000. Wallick Brothers, formerly proprietors of the Hotel Cadillac proper and the new fireproof addition, now being street miles from the Jrand Central Station in thirty to thirty-six minutes, one of the interesting developments of Long States and

Coming Auction Sales. [At No. 161 Broadway, 12 o clock.

By Joseph P. Day.

By Joseph P. Day.

Eighty second street, No. 281, north side, 203.4
feet west of Second avenue, 25.2x102.2, four story
stone front tenement; M. D. Rothschild vs. M. J.
Coffey et al; Boudinot Keith, attorney; Abraham
Benedict, referee; due on judgment, \$14,156.88;
subject to taxes, &c. \$2.308.34. TUESDAY, OCT. 4.

TURSDAY, OCT. 4.

By Joseph P. Day.

Nincicenth street, No. 49, north side, 225 feet east of Math avenue, 19.1x87, five story blick flat; Max Borck vs. L. A. Liebeskind and another; L. & A. U. Zinke, attorneys; Warren Leslle, referee; due on Judgment, \$4,381.38; subject to taxes, &c., \$1.674; solid subject to a mortgage for \$30,000.

St. Paul's place, northwest corner Crotona place, 51.1x85.5x60x84.9, K. J. Brickeimaler vs. F. A. May et al; James Kearney, attorney; T. J. L. McManus, referee; due on Judgment, \$2,380.58; subject to taxes, &c., \$1,600.

Concord avenue, southwest corner 147th street,

150x100.

Park avenue, east side, 33.11 feet south of 149th street, 54.6x121.3x53.8x110.8; J. H. Staples vs. J. A. Esler et al; H. M. Collyer, attorney; Arthur Hurst, referee; partition.

By James L. Wells.

By S. De Walltearss.

148th street, south side, 100 feet west of Seventh avenue, 75299.11; vacant; voluntary sale.

By Charles A. Berrian

Jackson street, Nos. 56 to 44, northeast corner of Cherry street, 100250, five five story brick tenements; Catherine Miemann vs. Kate Browning et al.; J. A. Carney, attorney; W. L. Turner, referee; partition.

THURSDAY, OCT. 6.

FLUSHING—42 acres, \$850 acre; trolley through property; adjoins Jewish Eutopia section. JONES, 180 Montague st., Brooklyn.

CITY REAL ESTATE. Agents. Auctioneers. Geo. R. Read & Co.,

REAL ESTATE. Head Office: 60 Liberty St., near Broadway. Branch: 1 Madison Ave., 23d St. . Appraisers. Brokers.

judgment, \$125,941.91; subject to taxes, &c., \$42,400. By Herbert A. Sherman.
Second avenue, southwest corner of 117th street.
\$5.5390, action 1; Equitable Life Assurance Society
vs. M. J. Oliver and another; T. W. Butts, attorney
C. J. Hardy, referee; due on judgment, \$17,000,
subject to taxes, &c., \$504.44.

Real Estate Transfers.

DOWNTOWN. (South of Fourteenth st.) The letters q c stand for quit claim deed; b and s for bargain and sale deed; c a g, for deed containing covenant against grantor only.] East Broadway, 198, n. s. 26.3x60.4x26.1x 60.5; Julius April to Emanuel Strauss, 12 part, all title.

James st., w s. 19.10 n New Chambers st. runs n 35x w 45.1xse 49.1x e 15. Catherine Jackson to Simon P Flannery, mige \$10.

East of Fifth ar, between Fourteenth and 110th sts (East of Fifth ar. between Fourteenth and 110th Avenue A. 1381, w. s., 27.8x100; Frank Mucha to Bohemian American Building Association Bretislav, miga \$19.000.
2d av. 1744, c. s., 25.8x0; Anguste Krug to Pauline Flesch, mige \$15.500 o. c. and 15th st., 105 07 E. 50x108.3; Emily G. Painter to New York Central Realty Co. migs \$295,000. o. c. and 17th st. n.s., 120.6 w. Avenue B., 25x92; Henry J. Schreiber and ano to Frank C. J. Freitag, mige \$15,000. o. c. and 48th st., n.s., 150 e. 2d av., 25x100.5; Irving Bachrach and ano to Max Rollinck, mige \$15.500. S0th st., s., 255 e. Madison av., 18x102.2; Henry W. Cane to Sophia G. Câne, mige \$20,000. Sits st. n.s., 266.6 e. 18t. av., 23x102.2; Max. Sits st. n.s., 266.6 e. 18t. av., 23x102.2; Max. Sits st. n.s., 266.6 e. 18t. av., 23x102.2; Max. W Cane to Sophia G Cane, mige \$20,000.

Sist st. n s. 206.6 e 1st av. 23x102.2; Max Orbach and ano to Josef Benes, mige \$13,000.

104th st. 60 E. 25x100.11; Max Wachsman et al to Isaac Silberberg, mige \$22,450. o c and 105th st. 314 E. 25x100.11; Charles Wynne et al to Luigi de Cesere, mige \$8,750. o c and 106th st. n s. 175 w 2d av. 25x100.11; Louis Hansler to Domenico Consoli o c and West and

West of Fifth av. between Fourteenth and 110th sis. (West of Fifth ar. between Fourteenth and 1100 Amsterdam av. sw cor 102d st. 25.11882.7x. 28883.4; Larimer A Cushman to Larimer A Cushman Baking Co. mtgc \$40,000. 16th st., ns. 65 e 6th av. 30x92; James M Corduke et al to Max Kurzrok and ano, mtgc \$02,000 as a st. 438 w. 21.x8889; Anna McGean to Penusylvania, New York and Long Island Rallroad Co. 6 e and 52d st. 314 w. 16.8x100.5; George I alour to Richard W Davis, mtgc. \$9,600.

HARLEM.
(Manhattan Island, north of 110th st sth av. 2053, w.s. 24.11x100. George Hahn to Hannah Steiner, mtge, \$20,000. o c and Pleasant av. a e cor 120th st. 40x100. Abra hain Halprin et al to Sophie Hollberg and ano. mtge, \$11,500. o c and Park av. 1608-70. w.s. 50.5x80. Helman Glasser to Wolf Rosenberg, mtge, \$47, C Baum to Martha E Baum, mige.

\$27,000.

19th st. 115 W. 18x100.11; Gertrude L S Sills
to Samuel H Emanuel. o c and
122d st. n. 8. 325 e Park av. 26.3x100.11;
Solomon Ryshpan et al to Morris Blum
and ano, mige \$25,000.

13ts ts. s. 225 w Lenox av. 18x99.11; Oliver P
Davis to Emma A Davis. o c and
135th st. s. 485 e Lenox av. 25x99.11; Oliver B
M Rosenthal to Charles Kroehle, mige
41 500 o rerecorded. M Hoseithai to Charles Kroehle. mige \$4,500, rerecorded of cand 181st st, sc, 235 e Lenox av, 37x99.11; Abra ham Perlman to Theodore Prince, mige \$50,000.

Same property, Theodore Prince to Abraham Perlman, 2.3 part, mige \$60,000.

182d st, 58s W, 25x99.11; Samuel Sell to Johanna Seff. mige \$21,000. o c and 186th st, 14 W, 25x99.11; Horace E Fox to Albert Pelser, mige \$12,000. o c and 133d st, n s, 275 w 7th av, 25x99.11; Joseph laear to Joseph Newmark and ano, mige \$6,500.

183d st, n s, 425 e 8th av, 25x9 block; same to same, mige \$6,500.

184d st, n s, 425 e 8th av, 25x9 block; same to same, mige \$6,450.

184th st, 411 W, 21,6x99.11; Max Marx to Albert Pritchett, mige \$11,000. o c and BRONX.

bert Pritchett, mige \$11,000 oc and BRONX.

(Borough of The Bronz.)

Avenue C. n. w. cor 10th st, 58x105. Union port; Ignatz Hofmeister to Caroline Mussig, mige \$1,000

10th av. n. s. 105 c 2d st, 20x114. Wakefield, Sarah J Smith Indvid and devisee to Donald S. Fraser.

Bainbridge av. c. s. 125 s Scott av. 25x100; George Burnham to Barber Asphalt Paving Co. Sarah J Smith indvid and devisee to Donald S Fraser .

Balnbridge av. e s. 125 s Scott av. 25x100: George Burnham to Barber Asphalt Paving Co.

Balnbridge av. e s. 100 s Scott av. 25x100: William Burnham to same Columbus av. s s. 10t 6. map part Howning extate. Van Nest. 25x80.32x5.3x21.10; Gott fried Klieman to Bartholomew P Sheridan, mtge \$1.800.

Decatur av. e s. 10ts 114, 115, 70 and 71, map Norwood, adjoining Williamsbridge station, 50x190; James O'Connell to John Ruhle.

And Special Columbia av. 25x100; William R Enler to Henry Robben, mtge \$2.500.

Oc and Findlay st. s. 150 e Courtlands av. 25x100; William R Enler to Henry Robben, mtge \$2.500.

Oc and Grove st, n. w. s. 10ts 81, 82 and 97, map Fairmount, upper Morrisanta, runs n. w. 448.11x s. w. 100.8x1 sc. 115.3x s. w. 199.8x2 e 100.5x n. e. 1002.40; Charles J Muller to Matilda Muller, q. Lorillard pl. ws. 10t 129, map William Powell, The Bronx, 50x160; James D Gagen to Magdalena Marx, mtge \$5,000.

Mount Hope pl. ns. 152.6w Amthony av. 18.9x100; Andrew J Thomas to William Pajen, mtge \$7,500.

On and Tinton av. 942-44, c. a. 37.5x132.2; Mary F. Frech to Albert Frech.

Oc and The Drive, s. e. s. 250 s. w. Holt pl. runs s. c. 115x s. w. - 1 n. e. 25; George Burnham, Jr. to Barber Asphalt Paving Co.

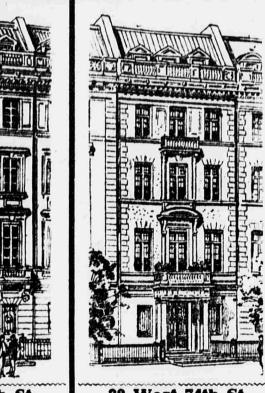
Westchester av. n. w. s. at. w. s. Southern Boulevard, consussed to the William H O'Hare, Jr. to William H O'Hare, Jr. to William Co.

Westchester av. n. w. s. at. w. s. Southern Boulevard, runs n. 63.8x w. 50x s. 98.2x n. e. 60.9; William H O'Hare, Jr. to William Co. map Sunday of the policy of the policy

Recorded Mortgases.

DOWNTOWN. 25,000 (East of Fifth av. between Fourteenth and 110th sts.) (East of Fifth at, between Pullen to United Lexington av. 285: Anna P Tilden to United States Trust Co of New York, due _____

DWELLING HOUSES TO LET. DWELLING HOUSES TO LET.



42 West 74th St.

32 West 74th St.

FOR RENT.

New American Basement Dwellings, ABSOLUTELY FIREPROOF.

NOS. 22 TO 52 WEST 74TH ST.

NO residences have ever been offered for rental in New York City comparing with these in construction, equipment, appointments and detail.

They have been designed and built with the careful attention to details of construction given only to the highest class houses built for private ownership. Booklet sent on application.

Size 25x85x102,2. Five Stories in Height. These houses are ready for inspection. Caretaker at No. 36 West 74th St.

6,000

For particulars inguire of

CLARK ESTATE, Cor. 87th St., No. 2381 Broadway.

WEST 36TH ST. NEAR 5TH AV. GEO. R. READ & CO..

1 MADISON AVE. (9978) CO LIBERTY ST. PARK AVE. RESIDENCE, dwelling on Park av. A high class, attractive dwelling on Park av., near 35th st., will be rented for the season, fur-nistied. Owner going abroad. Full particulars of RICHARD M. MONTGOMERY, 27 20 Pine st.

ano to Solomon Ryshpan and ano, prior mige \$22,000, installs, 6 per cent... 48th st, 311 E; Max Holinick to American Mige Co. 5 yrs... Same property; same to same, prior mige Same property; same to same, prior mige \$14,000, 1 yr. 6 per cent...
Soth et. 8. 235 e Madison av. Sophia G Cane and ano to Henry D Goodman, pilor mige \$20,000, 1 yr. 6 per cent...
97th st. 214:16 E; Glanovarlo innella to Tito Molitani, prior mige \$120,000, 5 yrs. 108th st. n s. 175 w 2d av. Domenico Consoli to Albert Karutz. 3 yrs...
Same property: same to Louis Hansier, prior mige \$11,000, 2 yrs. 6 per cent.
O7th st. n s. 316 w 2d av. Guatav Leber to August Leber, due April 1, 1906.
WEST \$1DE.

WEST SIDE. (West of Fifth ar. between Fourteenth and 110th sts.) 23d st. s s, 100 e 9th av; James Lawlor to Title Guarantee and Trust Co, 3 yrs

Title Guarantee and Trust Co, 3 yrs.

HARLEM.

(Monhoitan Island, north of 110th st.)

8th av. 2053: Hannah Steiner to George
Hahn, due Jan 1, 1905, 6 per cent.

Same property: same to Lewis Hahn, prior
mige \$28,000, 5 yrs, 6 per cent.
Park av. w 8, 100.11 n 117th st. Wolf Rosen
herg to Heiman Glasser, 1 yr, 6 per cent
Pleasant av. s e cor 120th st. Sophie Hoff
berg and ano to Abraham Haiprin, 1 yr.
6 per cent.

12th st. 111 13 E. Abraham Nevins and
ano to American Morigage Co, 1, r 112th st. 111 13 E. Adranam Sector and ano to American Mortgage Co. 1; r. Same property; same to same, prior mige \$13,000, 1 yr. 6 per cent.

117th st. n s. 135 w 2d av. Raphael Kurzroh to Ameila Stegel, prior mige \$25,000, 1 yr. 6 per cent.

118th st. 115 W. Samuel H Emanuel to Gergraded S Stilles per cent.

High st. 115 W. Samuel H. Emanuel to Ger-trude L. S. Silles, — per cent... 186th st. 14 W. Afbert Peiser to Horace E. Fox. prior mige \$12,000, due March I. 1807, 6 per cent....

186th 8t, 14 W; Afbert Peiser to Horace E Pox. prior mtgc \$12,000, due March 1, 1907, 6 per cent BEONX.

Belmont av. w s. 228.1 n 181st st; Namuel Kreizvogel to Belmont Realty & Construction Co, demand, 6 per cent Boston rd, sw cor 188th st; Eveipn H White and ano to Horton D Wright, due Nov 10, 1904. 6 per cent, note...

Courtlandt av. 985; August Hahn and wife to Katherine B Walden, 5 yrs.

Columbus av. s s, being 15t 6, map 211, lots part Downing estate; Bartholomew P Sheridan to Guilan L Dashwood, 5 yrs. Decatur av. e s, lots 114 and 115 and 70 and 71, map Norwood; John Ruhle to James O'Connell, 3 yrs...

Fairmount pl. n s. 75 w Marmion av. John R Peterson to George L Wagner, 3 yrs.

Lorillard pl. w s, being lot 129, map William Powell: Magdalena Marx to James D Gagan, due April 1, 1905, 6 per cent Nelson av. w s. 223.7 n 164th st; Milliam Prospect av. e s. 87.3 s Longwood av; Frederick McCarthy and ano to Lawyers Title Insurance Co. 3 miges, 5 yrs. each Robbins av. e s. 160 n 141st st; William A Daily to Raliroad Cooperative Building and Loan Association, installs, 6 per cent.

Neston av. y 4.44. Albert Frech and ano to Louis Huber, 5 yrs, 412 per cent Westerster av, n w s. at w s Southern Boulevard; William H O'Hare to William Volk, gdn, 2 yrs, 6 per cent.

Same property; same to Annle L Ritterbusch, 1 yr. 6 per cent.

Same property; same to Annle L Ritterbusch, 1 yr. 6 per cent.

Same property; same to Annle L Ritterbusch, 1 yr. 6 per cent.

Lot 255-59, map part Hunt estate, Van Nest station; William H Callahan to Peter Handebode, fr. 1 yr.

Lot 245, map part Hunt estate; Emil Widde and ano to Sarah F Cahlli, Installs.

Lot 305-59, smap part Hunt estate; Emil Widde and ento Sarah F Cahlli, Installs.

Lot 305, same map; same to Sarah E Buckhout, 3 yrs.

Plans Filed for New Buildings BOROUGH OF MANHATTAN.
Central Park West, bet 73 and 74th sis; twelve story apartment house; Boehm & Coon, 31 Nasaau st, owners; Clinton & Russell, 32 Liberty st, architects (substitute plans);

cost.
West End av and 65th st. n w cor; one story stable; Consolidated Gas Co. 4 Irving place, owner; Howard Bruce, same, architect; cost...... Lincoln st. 300 n Morris Park av, two story dwelling; same owner and architect; cost... Washington av. e. a, 300 s West Farms road one story dwelling; Charles Lehr, 2337 Old Broadway, owner; Moore & Landsteffel, 3d av and leth st. architects; cost. 305th st. ws. 75 n Villa av, three story dwelling and store: Mrs Annie De Ambra, 200th st and Concourse, owner; J J McMillan, 111 E 205th st, architect; cost... Villa av, ws. 238 206th st; three story dwelling and store: same owner and architect; cost... Green lene, a. s. 80 e. St. Faymond av, two and a half story dwelling J H Donohue, 78 E 148th st, owner; J J Vreeland, 2026 Jerome av, architect; cost...

Mechanics' Liens.

3,500

17th st. 137-39 W; John W Rapp vs Conrad F Rrise, et al. 3d av. 1988, and 107th st. 174 E; Carl F Scholz and ano vs Mrs Jane Hynes. West st. 206: nenry Rubino vs John Doe...

Lis Pendens.

97th st. 69 W and 107th st. 310 W; William G Eckstein vs Elizabeth O'Meara, et al; to impress a trust; atty, M S Hyman.
15th st. s w cor 8th av, 100x103.t, leasehold; Robert B Honeyman vs William M Caldwell and ano; warrant attachment; atty, F B McNish.
East Broadway, 198; Emanuel Strauss vs Julius April as admr &c. et al; partition; atty, L Bronner.

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